



CITY OF CONCORD

NEW HAMPSHIRE

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ECONOMIC DEVELOPMENT ADVISORY COUNCIL

Minutes

April 2, 2010

7:30 A.M.

The meeting convened at ElectroPac (former Vishay/Sprague) building, 70 Pembroke Road, Concord. Coffee and refreshments were served compliments of Bill Norton.

Chairperson Carley called the meeting to order at 7:35 A.M.

PRESENT: Tim Bernier, Christopher Carley, Byron Champlin, Mark Coen, Peter Cook, Michael DelloIacono, Larry Gloekler, Jan McClure, Bill Norton, Dan St. Hilaire, and Claudia Walker

ABSENT: Allen Bennett, Maura Carroll, John Hoyt, and Stephen Heavener

STAFF: Carlos P. Baía, Deputy City Manager - Development
Matthew R. Walsh, Assistant for Special Projects
Bev Rafferty, Administrative Assistant

GUESTS: Ray Boissoneau, Owner and Principal of ElectroPac
Bill Barry, Associate and Broker

Before the meeting started, Bill Norton introduced Ray Boissoneau, owner and principal of ElectroPac, and Bill Barry, Associate and Broker, who gave us a brief history of the building at 70 Pembroke Road. Mr. Boissoneau explained that the building has a flexible layout capability. The rooms in the building may appear full but most of the contents are equipment, etc. left over from the merging of four companies. Some of the uses in this building are office and a museum; Oasis Church holds services in this building; there is still 25 acres left after subdividing the property for the Centennial Senior Center, etc.; there are tenants at will, access to Regional Drive, and when asked if subdividing the remaining parcels was an option, Mr. Barry noted it was not but leasing arrangements might be an option if placed on the table.

Mr. Boissoneau informed EDAC that 26% of the building is available. The rental rate is \$4.95/sq. ft./NNN.

Mr. Barry also informed EDAC that every time they had to approach the city for approvals or plans, they found the city to be very cooperative with them and had worked very well with them.

A tour of the facility is scheduled at the end of today's meeting for those who wish to stay so at this time, Mr. Boissoneau and Mr. Barry left the meeting room and Chairperson Carley began the EDAC meeting.

I. MINUTES OF THE MARCH 5, 2010 EDAC MEETING

Bill Norton made a motion to accept the minutes as written; seconded by Byron Champlin; motion passed unanimously.

II. EDAC REGULATIONS SUB-COMMITTEE FINAL REPORT - CONTINUED REVIEW AND DISCUSSION

Discussion began with page 4, item 7 “Open Space Threshold in the RO zone”. Chairperson Carley reviewed what had been discussed at last month’s meeting. He asked EDAC if they wanted to recommend to the city at large that they adjust this ordinance so that a small subdivision of a larger parcel could take place. Tim Bernier informed EDAC that city staff recognizes this as a problem.

Carlos Baía noted at this point we are waiting for something from the 2020 zoning committee. This was mentioned at the March 23rd and March 27th public forums. Jan McClure noted she is uncomfortable with the wording but this does need to be looked at as it is a problem.

Chairperson Carley noted that to allow more flexibility in the development of the property is the intent of the ordinance.

Lengthy discussion followed. Jan McClure noted if the city has little chunks of open space, it will be very difficult to monitor.

Carlos Baía suggested the idea of a developer purchasing credits to develop in the RO. The Conservation Commission could then use the funds to purchase properties that the Commission had targeted rather than having to accept disparate smaller parcels. There was lengthy discussion about the cluster open space provision’s impact on the master tract when only a small sub-division is proposed.

Jan McClure acknowledged that the monitoring of open space easements is a burden that the city is not upholding and another issue is that the smaller parcels are difficult to monitor but it is the land we are trying to protect.

Mark Coen inquired if EDAC was writing the ordinance but it is not. There are a number of other groups addressing the same issues. Chairperson Carley noted EDAC needs to put forward a plausible solution to the problem of apportionment of open space. Claudia Walker questioned whether open space easements are always done and it was noted they most always are and that creates the issue of the maintenance of the open space. Ms. Walker noted that, perhaps, doing away with the easements might solve the problem and she noted that banks look at covenants, deeds, etc.

There was further discussion on how the sub-committee had already boiled this down once and it is a problem that a lot of people have experienced so that is why there is much discussion. It was noted that in 2007 when the change to the ordinance was made, Planning Board members felt the 60% open space would fix the problem but it does not.

Mr. Baía noted that the Planning Division has recognized certain limitations to the RO Cluster Ordinance and is contemplating a change, for example, that would accommodate smaller properties seeking to sub-divide.

Mr. Baía suggested the following language for a motion: “The open space threshold in the RO zone should be re-examined to address issues of isolated open spaces and disproportionate open space burdens on remaining lots or on small lots.”

Bill Norton made a motion to accept and submit Carlos Baía’s comments as noted above; seconded by Jan McClure; motion passed unanimously.

**Page 5, Section 2 - Fundamental Changes to Zoning Principles in Concord:
Opportunity Corridor = Opportunity Zone:**

Carlos Baía informed EDAC that this section was more general or policy-oriented in scope.

Jan McClure expressed caution that such a more open zoning district could negatively impact abutting neighborhoods who would not know what to expect in terms of nearby development.

Byron Champlin commented we need to create an environment where creativity could go through for greater uses of the space. Bill Norton mentioned that Manchester has created this in the Mill Yard.

Tim Bernier noted he is very much in favor of this recommendation.

The idea of a development review committee that would vet these applications was raised. However, there were concerns that this would add another layer of review to the process.

(Peter Cook left the meeting at 8:40 A.M.)

After some further brief discussion, Byron Champlin made a motion to accept and approve this recommendation; seconded by Tim Bernier. Matt Walsh noted that with any project in the Opportunity Corridor, the city would be involved and gave a brief history of this area. EDAC then voted unanimously to pass the motion.

Due to the time, Chairperson Carley asked Carlos Baía to submit a report to City Council as to what EDAC has done to this point. Mr. Baía noted information had been released to Jeff Taylor on EDAC's accomplishments thus far in preparation for the April 13th boards and commissions meeting which will be held in the City Council Chambers at 7:00 P.M.

As the next item on the report may be lengthy, Chairperson Carley asked that it be placed on the May EDAC agenda.

(III. Building Permits Info: this item was not discussed at today's meeting)

IV. OTHER BUSINESS

Next meeting: The May 7, 2010, EDAC meeting will be hosted by Chris Carley. Staff will locate a meeting place.

V. ADJOURNMENT

There being no further business and upon a motion duly made and seconded, the meeting adjourned at 9:05 A.M. and at this time, those members of EDAC who wished, took a tour of the ElectroPac building.

Respectfully submitted,

Beverly A. Rafferty
Administrative Assistant